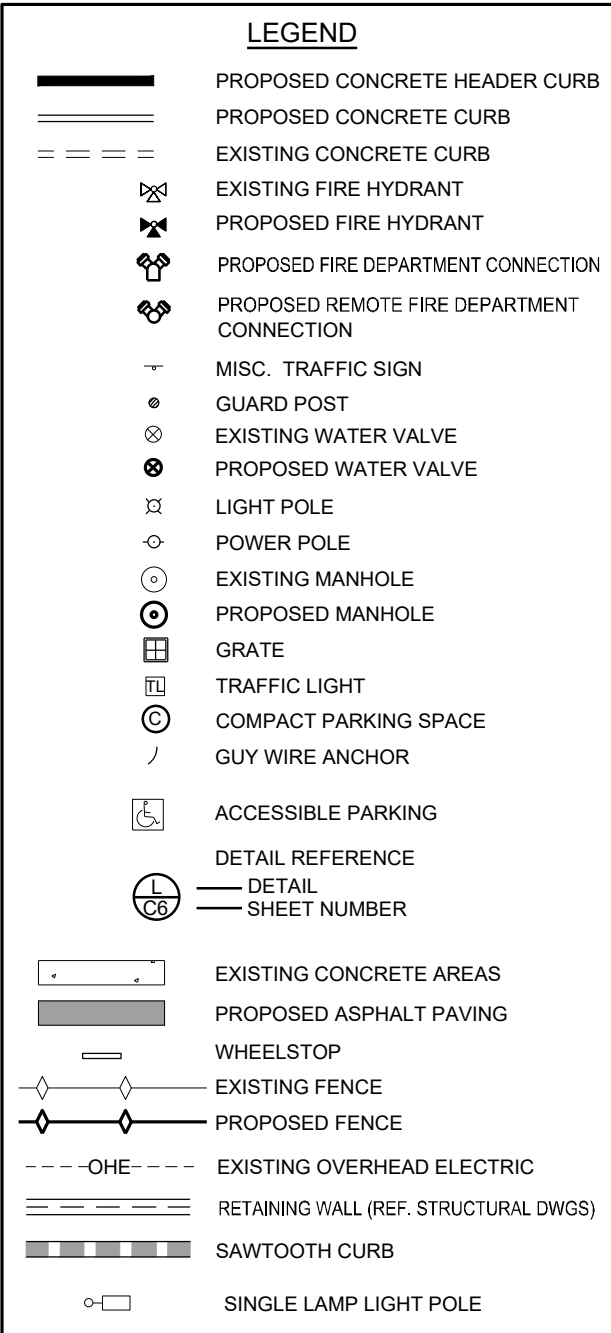




From: "O-2" High-Rise Office District,
"C-2 CD" Commercial District with a
Conditional Use for Automotive and
Light Truck Repair, "C-3NA" General
Commercial Nonalcoholic Sales District
To: "C-2 CD" Commercial District with
a Conditional Use for Automotive and
Light Truck Repair

Legal Description: 1.728 acres out of
NCB 14702



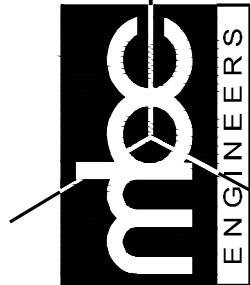
PARKING TABULATION	
BUILDING USE - AUTO PARTS RETAIL W/ INSTALLATION AND NO OUTSIDE STORAGE	
MINIMUM / MAXIMUM PARKING REQUIREMENTS	
MIN:	1 SPACE PER 500 S.F. G.F.A. INCLUDING SERVICE BAYS, WASH TUNNELS AND RETAIL AREA
MAX:	1 SPACE PER 375 S.F. G.F.A. INCLUDING SERVICE BAYS, WASH TUNNELS AND RETAIL AREA
EXISTING BUILDING S.F.: 9975 S.F.	
PROPOSED BUILDING S.F.: 2400 S.F.	
TOTAL BUILDING S.F.: 12,375 S.F.	
MINIMUM PARKING REQUIRED: $12,375 / 500 = 24$ SPACES	
MAXIMUM PARKING REQUIRED: $12,375 / 375 = 33$ SPACES	
PARKING PROVIDED: 24 SPACES	
23 REGULAR / 1 ADA	

SITE INFORMATION

1. LEGAL DESCRIPTION: 1.728 ACRES OF LAND BEING THE REMAINING PORTION OF LOT 15, BLOCK 2, NEW CITY BLOCK 14702, OKLAND ESTATES SUBDIVISION AS RECORDED IN VOLUME 980, PAGE 281A, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
2. TOTAL ACREAGE = 1.728 (75,272 SQ FT.)
3. TOTAL LOT(S) = 1.0
4. EXISTING IMPERVIOUS COVER = 0.836 / 36,442.4 ACRES/SQ FT. (48.4% OF TOTAL)
5. ADDED IMPERVIOUS COVER = 0.069 / 3,048 ACRES/SQ FT.
6. TOTAL IMPERVIOUS COVER = 0.905 / 39,490.4 ACRES/SQ FT. (52.4% OF TOTAL)
7. USES - EXISTING: AUTOMOTIVE / LIGHT TRUCK SERVICE AND REPAIR
PARTS RETAIL W/ INSTALLATION AND NO OUTSIDE STORAGE
8. PARKING: EXISTING: 20 SPACES PROPOSED: 24 SPACES
19 REGULAR / 1 ADA 23 REGULAR / 1 ADA
9. CITY COUNCIL DISTRICT : 8

I, TIMOTHY THEODORE DUNCAN, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY ADOPTED CODES AT THE TIME OF THE PLAN SUBMITTAL FOR BUILDING PERMITS.

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS



BLACKJACK SPEEDSHOP REZONING
9617 HUEBNER ROAD
SAN ANTONIO, TEXAS
EXISTING SITE PLAN

[illegible]

PLAT ID#	.
A/P#	.
DESIGN	TP
DRAWN	RT
CHECKED	.
DATE	06-13-2023
JOB NO.	31416-0974
SHT.	C2 OF 4